



87 Lewes Road

Brighton, BN2 3HZ

**TO LET - Restaurant /
Takeaway Premises
Rental £20,000 Per Annum**

656.36 sq ft
(60.98 sq m)

- Restaurant / Hot Food use
- Extraction System Fitted
- Busy Location

87 Lewes Road, Brighton, BN2 3HZ

Summary

Available Size	656.36 sq ft
Rent	£1,666.66 per month
Rates Payable	£4,454.40 per annum
Rateable Value	£8,700
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (76)

Description

Ground floor restaurant / takeaway premises with extraction system fitted, suit various users great starter unit or premises for expanding business in very busy location on Lewes Road.

Location

Located on the West side of Lewes Road, the premises occupies a prominent position with a lot of passing trade and traffic. Lewes Road is just on the outskirts of Brighton city centre and walking distance to Churchill Square shopping centre, The North Laines and Brighton station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - GF Retail	656.36	60.98
Total	656.36	60.98

Viewings

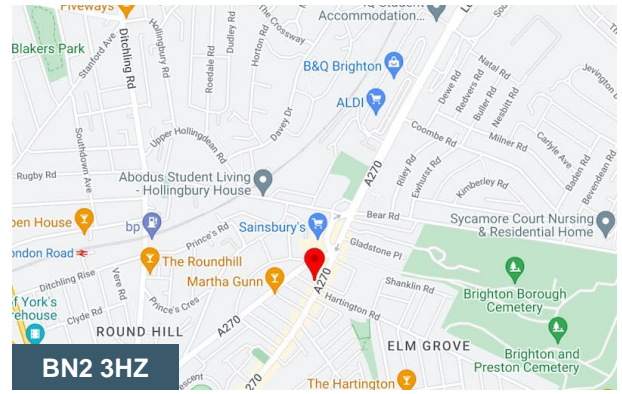
For viewings please contact sole agents Newlands Property Tel:01273-779777

Terms

Available on a new FRI lease with terms to be agreed at a rental of £20,000 per annum exclusive.

Disclaimer

In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com